

Single Family Residence **RESIDENTIAL**

61 RANCHO MANOR DR

RENO, NV 89509

\$1,303,791 TopHap Estimate · \$291 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,482 ft²
LIVING AREA

1.01 ac
LOT SIZE

1954
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$630,000 · May 17, 2018

Est. Owner Equity

\$631,791

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$13,275 (2026)
Assessed Value	\$439,747
Previous Assessed	\$442,608
Assessor Market Value	\$847,314

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 400 ft²

Patio · 286 ft²

Porch · 2,122 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2026	Financing	Grant Deed			
May 15, 2018	Resale	Grant Deed	\$630,000	\$141	
May 7, 2013	Recorded document	Affidavit Of Death			
May 21, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jessie Beck Elementary School	Elementary	KG–5	0.7 mi
Reno High School	High	9–12	1.6 mi
Darrell C. Swope Middle School	Middle	6–8	1.6 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

| NEIGHBORHOOD · ZIP 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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